GOVERNMENT OF TELANGANA
ABSTRACT

METROPOLITAN AREA & URBAN DEVELOPMENT DEPARTMENT– Greater Hyderabad Municipal Corporation – 2 BHK Housing Scheme – Works stopped by the Agency at some locations - Entrustment of balance works to other Agency at the existing old agreement rates of first agency - Accorded - Orders – Issued.

METROPOLITAN AREA& URBAN DEVELOPMENT (GHMC.2) DEPARTMENT

G.O.Rt.No. 99 **Dated: 27-01-2026**

Read the following :-

1. Memo.No.7888/RH&C.A1/2024, TR&B(RH&C.A1) Department, dated. 28.11.2024
2. G.O.Ms.No.33, TR&B (RH&C.A1) Department, dated. 22.03.2025.
3. G.O.Rt.No.423, MA&UD (GHMC.II) Department, dated. 26.08.2025
4. From the Commissioner, GHMC, Hyderabad Lr.No. /GHMC/2BHK/ Entrustment of works/2025, dated 07.11.2025.

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ORDER:

In the reference 4th read above, the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad has stated that the GHMC has taken up total 1.00 lakh houses in 109 locations in Hyderabad, Ranga Reddy, Medhcal-Malkajgiri & Sanga Reddy Districts areas with the sanctioned unit cost approved by the Government during the year 2016 and the 2BHK estimates of GHMC were sanctioned with SSR 2016-17 rates and the works were entrusted to the agencies on tender basis. And he has further stated that out of 1.00 lakh houses taken up by GHMC under 2BHK Housing scheme, a total of 96,443 houses has been grounded so far and the balance 3,557 houses could not be grounded due to site disputes/court cases, site not feasible, etc. and hence these 3,557 houses are proposed for curtailment / dropping from the sanction by the Managing Director, TGHCL. The present status of 2BHK houses taken up by GHMC is as below:

Sl.No	Description	No. of locations	No. of Houses
1.	Total sanctioned	109	1,00,000
2.	Not Grounded/Dropped	02	3,557
3.	Works Grounded	107	96,443
3.1	Completed	75	70,001
3.2	In progress	24	19,212
3.3	Works stopped	08	7,230

2. In view of the instructions of the Housing Department in the references 1st and 2nd read above, the Commissioner, Greater Hyderabad Municipal Corporation has proposed to the Govt., to entrust the balance works of the 2BHK projects stopped for several years by the 1st agencies by closing their contract under Clause 60(c) of APDSS contract rules and to entrust the balance works to other agencies who have offered their willingness to execute these balance works with the same old agreement rates (SSR-2016-17), terms and conditions of the original agreement of the 1st agency to avoid additional financial burden on the Government/GHMC. Accordingly, the Government vide reference 3rdread above has issued orders for closing the contract of the 1st agencies and for entrustment of balance works to the 2nd agency for 2 BHK works at Gagillaur-I (560 Houses) and Gagillapur-II (640 Houses for completion of pending works with old agreement rates of SSR-2016-17 with price escalation on steel items as permitted by the Government in Housing Department vide G.O.Rt.No.69, dated. 14.05.2018 without any additional financial burden on the Government.

3. The Commissioner, Greater Hyderabad Municipal Corporation has stated that, as per the Department codal rules under clause 60(c) of detailed standard specifications and general principles of Engineering contract, in case of slow progress

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of works or neglect of works, the department is empowered to get the balance works executed with the other agency at the same agreement rates, terms and conditions duly concluding a separate agreement with the agency for execution of the balance works. The codal rule further clarifies that no tenders need be invited so long as the Dept. can get the balance works executed satisfactorily at the rate in the agreement of the original contractor. He has also stated that, it is prudent to get the balance works executed through the other agencies who have offered willingness to execute the balance works at the same old agreement rates of SSR 2016-17 with Price escalation on steel items permitted by the Government for 2BHK works, to avoid additional financial implications/burden on the Govt. in awarding the works by revision of estimates with prevailing SSR 2025-26 rates.

4. Therefore, the Commissioner, Greater Hyderabad Municipal Corporation has proposed for entrustment of balance works of the following 2BHK works to the agencies mentioned against each work and the details are as follows:

(Amount Rs. in lakhs)

Sl. No.	**2BHK Location**	**No. of Houses**	**Balance work estimate amount incl. GST 18% & other provisions (with SSR rates – 2016-17)**	**Name of the agency proposed for entrustment of balance works**	**Tender percentage applicable (that of 1st agency)**	**Price escalation on Steel items**
1	Bacharam Sy.No.71 of Abdullapurmet Mandal, of Ibrahimpatnam Constituency	1080	3513.20	M/s. AR Constructions	(-) 0.09% less	All steel reinforcement works & other steel items completed
2	Jawahar Nagar (Phase-I), Sy.No.775, 776 & 784, Keesara (M) in Medchal Constituency	900	1393.68	Sri Konda Ragupathy	@(-)1.89% less	All steel reinforcement works & other steel items completed
3	Jawahar Nagar (Phase-II), Sy.No.775, 776 & 784, Keesara (M) in Medchal Constituency	720	1221.29	Sri Konda Raghupathy (JV of Sri Konda Raghupathy (49%) & M/s. Nirmala Infra Projects India Pvt. Ltd. (51%)	@(-) 0.09% less	All steel reinforcement works & other steel items completed
4	Mallardevpally-II, Sy.No.156/1/2, of Rajendra Nagar (M) of Rajendranagar Constituency	150	872.86	M/s.Sultan Constructions	@(-) 1.40 % less	i) RCC frame works completed 60%. ii) Steel price escalation applicable for balance items of works to be done.
	Total:	**2850**	**7001.03**			

5. The Commissioner, Greater Hyderabad Municipal Corporation has also stated that the agencies mentioned against respective 2BHK work have offered their willingness to execute the balance works at the respective old agreement rates of 1st agency (SSR 2016-17 rates) and with the same terms and conditions. The above

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agencies are having requisite qualifications to execute these works. Further, the Managing Director, TGHCL during the review meeting held on 15.10.2025 for review of 2BHK works of GHMC has instructed to get the above pending 2BHK works of 2,850 houses in 4 locations completed by entrusting the balance works to other agencies who are willing to execute these works with old agreement rates and accordingly the Minutes of meeting were communicated.

6. Therefore, the Commissioner, Greater Hyderabad Municipal Corporation has requested the Government for consideration and approval to close the contract of the agencies who have stopped the 2BHK works on "as is where is basis" and to entrust the balance works to the agencies who have furnished their willingness to execute these works with the same old agreement rates, terms and conditions of the respective 1 agency and with price escalation on steel items as permitted by the Government in Housing Department, vide G.O.Rt.No.69, Housing (RH&C.A1) Department, dated.14.05.2018 so as to complete these works with old agreement rates of SSR 2016-17 without any additional financial burden on the Government.

7. Therefore, in the circumstances reported by the Commissioner, Greater Hyderabad Municipal Corporation in the reference 4th read above, the Government after careful examination of the matter, hereby accord permission to the Commissioner, GHMC, Hyderabad on the following:-

i. Closing the contract of the agencies who have stopped the 2BHK works on "as is where is basis" and for entrustment of balance works to other agencies with the existing agreement rates and with the same terms and conditions as per clause 60 (c) of APDSS contract rules.

ii. Entrusting the balance works to the agencies who have furnished their willingness to execute these works with the same old agreement rates, terms and conditions of the respective 1 agency and with price escalation on steel items as permitted by the Govt. in Housing Dept. vide G.O.Rt.No.69, Housing (RH&C.A1) Dept., dated.14.05.2018 so as to complete these works with old agreement rates of SSR 2016-17 without any additional financial burden on the Government.

8. The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad shall take necessary further action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner,
Greater Hyderabad Municipal Corporation, Hyderabad.
Copy to:-
P.S.to Secretary to Hon'ble Chief Minister.
OSD to Special Chief Secretary to Government, MA & UD Department.
The TR&B (RH&C.A1) Department.
Sf/S

//FORWARDED :: BY ORDER //

SECTION OFFICER